CITY REAL ESTATE.

The Beethoven Maennerchor Sells Its Hall in Fifth Street-Wall Street and Beaver Street Again Figure in the News Long List of Uptown Deaft.

The Beethoven Maennerchor has sold its property, known as Beethoven Hall, No. 210 Fifth street, just east of the Bowery, to G. Rosenberg and L. Schelinsky for \$92,500. It comprises a four-story building on a plot \$0x96.2. The buyer will open a restaurant on the premises. The general character of the building as a meeting place for clubs and balls will be retained. It was erected about twentyfive years ago, when the Germans were the dominant element in the neighborhood. The Beethoven Maennerchor will rent quarters in the building until an uptown location can be determined on.

Holdridge, Dennis & Preston and John

F. Doyle & Sons have sold for Royal Phelps Carroll 70 Wall street and 161 Pearl street forming an L around the northwest corner of Wall and Pearl streets. The Wall street part consists of a four-story and basement sulding, on lot 25.6x100.9; and the Pearl street part, of a six-story building, on let 22x89.11. The price is said to be \$235,000.

Holdridge, Dennis & Preston also negotiated the sale of Nos. 58, 60 and 62 Wall street, running through to Nos. 65 and 67 Pine street, to the International Banking Company, reported this week. The firm of L. J. Carpenter was associated with them in the deal, so far as it affected the Pine street property.

Francis B. Robert has sold No. 419 West Thirteenth street, a six-story loft and stable building, on lot 27x103.3, for Thomas Agnew to Charles Goeben, Jr.

T. J. Wood has sold No. 4177 Third avepus, a three-story frame dwelling on lot 27x97, for Morris Kiefer to James Moore. Louis M. Rosenthal has sold No. 216 Sixth street, a five-story flat, on lot 25x97. to a Mr. Rosenberg.

Joshua Jones has sold for Jane Bedell to

I H. Rosenfeld, president of the Hungarian Restaurant Company, No. 198 East Tenth street, old building, on lot 22x26, adjoining

street, old building, on lot 22x26, adjoining the Café Boulevard.

The Central Trust Company of New York has sold No. 122 West Twenty-fifth street, a five-story tenement, on lot 25x82.

Frederick and Joseph Stolzenberg have sold the southwest corner of Second averoue and Sixth street, a five-story building, on lot 24.3x105, to Hugo Rosenthal.

Max Marx has sold to William Gamble Nos. 502 and 504 West 147th street, two five-story triple flats, on plot 50x100. He takes in part payment two Queen Anne cottages with about five acres of land, at Sparkill, near Nyack, N. Y., and a farm of about thirty-five acres in the same village.

P. J. and E. J. Murray have sold Nos. 124 to 128 East Thirteenth street, three

124 to 128 East Thirteenth street, three three-story and basement dwellings, on plot 50x100, for various owners to Louis three-story and pasement dwellings, on plot 50x100, for various owners to Louis Lese. They have also sold to Mr. Lese Nos. 132 and 134 East 113th street, two three-story and basement dwellings, on plot

\$5 9x100

R. M. Montgomery has sold for the Adee estate to the United States Realty and Construction Company 85 Beaver street, a four-story building, on lot 22x48, for \$55,000, or about \$55 per square foot. With the ador about \$55 per square foot. With the ad-joining properties bought last week the company has a plot of about 9,000 square

Horace S. Ely & Co. have sold for Matilda Horace S. Ely & Co. have sold for Matilda W. Bruce to Caroline A. Grant the three-story dwelling, on lot 17x93, at No. 215 West Forty-eighth street. The buyer owns No. 317 and a deep lot forming an L to Broadway. The entire property will be improved by the erection of a two-sotry building suitable for the automobile or carriage trade. The Studebacher and Brewster establishments are on opposite corners.

Albert Flake has sold to the Century Realty Company the lot, 36x60, at the north corner of Riverside Drive and Ninety-second street, for \$45,000. When bought by Mr. Flake it was restricted to private residential use. This restriction has been removed.

removed.
S. Fisher Johnson has sold Nos. 35 and 37 East Sixty-second street, two four-story and basement brownstone front dwellings. on plot 40x100.5.

R. W. Buckley has sold to the tenant in possession No. 56 East Eighty-first street, a four-story brownstone dwelling, on lot

Frederick T. Barry has sold for Mrs. Annie Karst No. 119 East Fifty-third street. a four-story flat, with a three-story building in rear, on lot 25x100.5, and for Dr. Charles W. Bohmfark, No. 108 East Fifty-

fourth street, a five-story double flat, on Marcus Nathan has resold No. 913 Sixth avenue, a four-story flat, with store, on

Almy G. Gallatin has sold No. 153 East Forty-fourth street, a three-story and basement brownstone dwelling, on lot Mary C. Janvien has sold No. 40 West Twenty-fifth street, a four-story dwelling on let 25x98.9. She bought it in 1881 for

J. Francis Gallagher has sold for Mrs. Mabel Downing Nos. 174 and 176 East 104th street, a four-story stable, on lot 33.4x100.11. Randolph Guggenheimer and William Hoffman have sold to August A. Ruff and Albert Hochster Nos. 153 and 155 East Fifty-fifth street, two three-story dwellings on plot 40x100.5. They will build a

seven-story apartment house.

Weil & Mayer have sold to Finderg r & Jacobse, through M. F. Kaufman the five-story flat No. 129 East Eighty-sixth street, on let 18x100.8 The estate of John T. Agneu has sold

24 East Twenty-first street, a four-Story dwelling, on let 25x92.
Charles A. Learle has sold to Henry Schwarzwalder, No. 239 West Fifty-third street, a four-story dwelling, on lot 18.9x The estate of Abraham Odell has sold to

the Prospect Realty Company No. 66 West Ninety-third street, a five-story single flat, on lot 19.2x100.8.

Andrew Johnson has leased to the United Cigar Stores Company No. 262 and 264 West 125th street, old buildings, on a plot 50x201.10, running through to 124th street, for twenty years, with privileges of renewals, at an annual rental of \$12,000. The company will erect a seven-story business

company will erect a seven-story business building.

L. Tanenbaum, Straus & Co. have leased for the estate of John E. Doane the buildings at Nos. 143 to 147 Franklin street to the Gans Salvage Company for Charles C. Doscher the building at Nos. 49 and 51 Marion street, and for Randolph Guggenheimer the store, basement and sub-basement at Nos. 721 and 723 Broadway to Denzer, Goodhart & Scheuer.

Isaac Dreyfus denies the report that he has purchased No. 949 Park avenue.

P. Phillips White and J. Lawrence Phipps have formed a copartnership under the firm name of White & Phipps, with offices at No. 2 West Thirty-ninth street. They will give special attention to the management of estates and the alteration and leasing of

estates and the alteration and leasing of of estates and the alteration and leasing of private houses for business purposes.
James Kyle & Sons have sold for Mrs.
M. Grace Richardson the five-story apartment house, No. 149 West 105th street, 25x90x100, for Miss Catherine A. Stevens the five-story apartment house No. 145 West 105th street, 25x80x100, and for Miss Ida Kantrowitz the three-story and busyment private dwelling No. 527 Lexington avenue, 16.8x75.

NATY eighth street, No. 58, south side, 2003 feet east of Columbus avenue, 18 9x 100.5, four story brick dwelling: J. G. McCullough vs. C. O. Arborast et al.: Stetson, J. & R., atturneys, F. K. Per ham, referee, due on Judgment, 872,004.08, subject to taxes. &c., \$3,588.75. to the picking of the columbus columbus. plaintiff.

Sty eighth street. No. 62, south side, 1889 feet east of Columbus avenue, 18.9x, 199.3x four story brick dwelling, with 199.3x four story brick dwelling, with 1990 story extension, same vs. Edward M. Markum et at same attorneys and referee, due on budgment, \$21,543.3x due to the

BY SAMUEL GOLDSTICKER. Convent avenue, No. 150, northwest corner of 148th street, 18.11x75, three-story brick dwelling: Ray Lewensonn vs. H. W. Brown et al: Nathaniel Levy, attorney; S. L. H. Ward, referee; due on judgment, sold, subject to taxes, &c., \$1.15c, sold, subject to a mortgage for \$20,000, to the plaintiff.

BY PHILLP A. SMITH.

136th street, No. 116, south side, 141 feet west of Lenox avenue, 17299.11, three-story stone-front dwelling: Shellering Arms vs. Albert Friedlander et al: J. F. Roosevelt, attorney: S. H. Bevlaa, referee; due on Judgment, \$10,803.30; subject to taxes, &c., \$181.87.

Cherry street, Nos. 183 and 185, south side, 70.10 west of Market street, 40x00, two-five-story brick tenements; prior mort-gages, \$10,359.48; Eldridge street, No. 184, east side, 101.11 feet north of Broome street, 25a87.6, 10v-atory brick tenement; prior mortgages, \$16.191.11; American Mortgage Company vs. Joseph Priedman et al; Bowers & S., attorneys; Otto Horwitz, referee; due on judgment, \$2,307.50; subject to taxes, &c., \$457.49;

Real Fatate Transfers.

DOWNTOWN. (South of Fourteenth st.) \$12,000.
Lispenard st, 58, s s, 25x92.3x25.2x90.10;
Christina Fabst to William Hoffmann,
mtge, 324,000.
Market st, 12, e s, 25x96. Alfred Jaretzki
to Morris Green, b and s, half part, mtge,
\$30,000.

it st. 10, e s. 25.2x100: Harris Seitzick to Joseph Sebel, mige, \$19,500. Selected of Joseph Sebel, mige, \$19,500. Selected of Rivington st, \$8,50 c. Lewis st, 25,100. Louis Lewighthan to Rosa Cohn, mige, \$16,500. William st, 35, n w s at n e s Exchange pir William st, w s, 40.9 n Exchange pir runs w - x s & x e sue, gore. Wall Street Exchange Building Association to Atlantic Mutual Lexitories (2). x s 5x e 8u.c. core: Wall Street Exchange Building Association to Atlantic Mutual Insurance Co. 3d st. 180 E. 24396.2: Max Kramer to Hor-witz Realty Co. all Hens 9th st. 619 E. 25392: David Jacobowitz to Davis Elsen and ano, myg \$14,000.

EAST SIDE.

(Fast of Fifth as, between Fourteenth and 110th sts.)

Madison av, 1149-63, e. s, 75x75; Herman
Wronkow to Charles Goldstein, mige
\$48,000.

Same property; Charles Goldstein to Mag
Cohen and ano, mige \$54,000.

24th st, 413-15 E. 50x4.9; Christina A.
Schmidtmann to John Kreeb.

25th st, 230-32 E. 40x8.9; Louis Hanns to
Harry Schwitzer, mige \$52,000.

27th st, ns, 150-w 2d av, 25x8.s; Mary Ehrmann to Samuel Rosendorf, all liens.

22d st, 349 E. 10x8.9; Paul Morich to Emity
I Rooney, mige \$5,000.

23d st, 349 E. 20x8.9; Edward F Gaynor et
al to Mary M O'Neill

34th st, s, 5157 w 3d av, 18.6x98.9; Eugene
Clark to Thomas Daly
73d st, 210 E. 25x192.2; Max Orbach and ano
to Isnac Syrop, migg \$11,500.

75th st, ns, 410.11 w Avenue A. 25x102.2

Anna M Kenny et al to German Immanuel
Baptist Church.

55th st, 418 E. 18.9x102.2; Matthew McPhill EAST SIDE. Baptist Church.
75th st, 416 E, 18.9x102.2; Matthew McPhillips to John Dononue, mige \$1,000.
100th st, s. s., 175 c 5th av. 25x100; William Michols to Peter Shorteil.
101st st, n. s. 225 w Park av. 25x100.11; Victorine E Bowles to Isabel A McKinstry.
mige \$18,000.

(West of Fifth as, between Fourteenth and 110th Columbus av. w s, 25.4 n 97th st, 25.3x100; Leopoid M Rothman to Fercival C ketterer, mige \$22,000.

Bloomingdale rd, sw cor 10sth st, runs s e 1018 to w s boulevard x n — to 10sth st x w 44.8 Henry i Cary, exerand trustee, to J Frederick Eniz, b and s, all title, rerecorded.

Bloomingdale rd, sw cor 10sth st, runs s e 1018 to w s Boulevard x n 10s to 10sth st x w 44.8 Julia F Parrott et alt of Frederick Eniz, q c, all title Broadway, w s, 84 s Longacre Square, runs n w 66.6 to e 37th av x n 30 to s s Long av z e 20 to Broadway x s 84, being a perpetual underground easement and right of way for Mapid Transit Co: Subway Realty Co to City of New York.

36th st, s s, 515 w 5th av, 60x8s.9; Henry J Braker to George Huck Jr, to Henry J Braker, inte.

\$25,000. (West of Fifth av. between Fourteenth and 1100 Sath at. s. a. 515 w. 5th av. 60185.9; George
Huck, Jr. to Henry J Braker, mtge.
\$325,000.

45th at. 104 W. 21.6x75.5; Wilbur Larremore,
referee, to Solomon L Kaye.

Same property: Solomon L Kaye to Samuel
F Burna, mtge \$25,000.

46th at. 66 68 W. 33.4x100.5; Holland
Realty Company to Sadle S Dearborn,
mtge \$110,000.

57th at. ns. 219 E 9th av. 18x100.5; Frederick
Van Wyck to Annie E Knapp, mtge. Van Wyck to Admir \$20,000. 57th st. 46 W. 23x100 5: Kate Murchison to James C Coleate. 61st st. 227 W. 25x100.5; Adrain H Larkin to Greenwood Ce netery 9.000 to Greenwood Cenetery
71st st, 33 W. 18 0x102.2; Lucie E McIntyre
to John F Thomson, mtgr \$24 000.
94th st, n s. 125 e West End av. 25x30 5x25x
59.10; Jacob Lawson to Eugene Higgins
10sth st, 65-67 W. 20x100.11; D Whils
James to Kate A DuBois

HARLEM.

(Manhatian Island, north of 110th st.)

1st av, w s. 75.11 n 112th st. 25x100. (Huseppe
Trapani to Francisco Ruggiero, le part.
1st av, se cor 124th st. 25x100. William Hoffmann and and to Christina Pabst, intge
\$12,090.

11th st. 3 W. 25.6x100.11: Charles Lower
feed to Charles Jacobson, mige \$20,000

11th st. s. s. 67.6 W Park av, 37ex100.11:
Mary A Sonntag to Bernard Weinstein
and and HARLEM.

(Borough of The Bront.)

3d av. es. 275.7 n 161s; st. 23.2x123x25x125.1;
Charles P Kelly to Stephen G Williams,
mixe

Bainbridge av. w s. 175 s 201st st. 25x112.1
x25x112.3; Anthony Smyth to Max Just,
15 part, mixe \$6.750
Brook av. n e cor 164th st. 29.2x75x27 6x65.3;
Charles T Terry to Jane E Oothout
Buchanan pl. s s. 100 w Grand av. 125x100;
Seth S Terry to Lucilla Bilair. b and s
Crotona av. n s. 210.9 e Franklin av. 25x
101.3x25x101.2; Patrick Curley to Stephen
H Keating, ½ part.
Crotona av. n s. 235.9 e Franklin av. 24.1x
101.3; Patrick Curley to Stephen H Keat1ng. ½ part.
Crotona av. s e cor 183d st. 95.8x28x28x35;
Cadcibert Becker to Charles Sembach,
mive \$1.200.
Fordham av. w s. 108.2 n 176th st. 27x03.5x
27x64. with strip in bed in avenue: Maria
Keefer to James F Moore.
Mount Hope pl. ss. 100 w Morris av. 25x125;
Francesco Mazzetti to Martha Mazzetti.
11 any st. w s. 94.5 s 167th st. 64.3x100x
h reg: Charles Selz to Gottlleb Selz, b
and s.
123d st. 555 E. 16.4x100; Gertrude Boecher
and and to Frances Rogers, mice \$4.335. and s...

142d st. 555 E. 16.4x160: Gertrude Boccher and ano to Frances Rozers, mize \$4.335

149th st. s. 5. 125.3 e Morris av. 25x106.6: Glusseppe Trapani to Francesco Ruggiero, 52 pari.

Lots 11, 12, 13, 14, block 32, map Pelham

Recorded Leases.

6th st, 538-16 E: Joseph Wolf and ano to
Max Rosenkrantz and ano, 5 yrs. 37,200
Brosdway, 1550, s e cor 46th st; Julia P
Gutcalt to Mechanics and Traders Bank,
6 yrs. 3,100-3,600
Ridge st, 150-61: Marcus Kempner to
Rachel Wexler, 5 yrs.
Hester st, 102: Abraham Bernstein to Selig
Gimpel and ano, 1 yr.
Perk row, 162: Mary W Sillcocks to Samuel
Banner and ano, 2 yrs. 1,400 Monroe st. 85: Jacob Katz to Max Saunnucunick, 2 yrs.
Broadway, 277: F. B. MacDonald to Independent Cigar Stores Co. 5 yrs. 4,200-4,500
26 av. 2205: Henrietta K. Anderson to Lucien
Levy. 5 yrs. 900-1,100
18th st. 149 F. Jennie Goldstein to Vittorio
Marcigliano, 10 yrs. 1,956
Biecker st. 281: John Dauenhauer to John
Gagin and ano, 5½ yrs. 1,800
Ridge st. 161: Abrabam Vexic: to Isaac
Weinstock and 800, 1 yr. 600

Recorded Mortgages. DOWNTOWN.

Where no interest is stated read 5 per cent.]

[Where no interest is stated read 5 per cent.]

2nd av. w s. 72.1 n 2rd st. samuel Remer to
August P. Wagener, prior mort. 2 yrs.
6 per cent.

Ricceker st. 2st. Frank I. Switzer to F. & M.
Schaefer Brewing Co. demand 6 per cent.

Broome st. 4st. 46. Broome st. n e cor Pitt
at: Meyer Bach, et al to Abraham Nevina
et al. prior mort. \$\frac{1}{2}\$. due duly 2. 1ads.
6 per cent.

Gouverneur st. 5s. Morris Weinstein to William D. Barbeur, et al. trusters. 5 yrs.
41g per cent.

Gouverneur st. s w cor Madison st; Morria
L. Mashkowitz to Theodore L. Hermann.
prior mige. Install, due March. 160; 6

per cent.

6,000 L. Mashkowitz
prior mige, install, due March, 1907, 6
per cent
Horatlo st. s. s. 85 e Washington at; Rose
Wirth, widow, to Bowery Savings Bank,
due Feb. 27, 1903, 4 per cent.
Houston at, 450-32; Michael Gartick to Leo
Lesser, due Jan 1, 1901, 6 per cent
Lewis st. 15-17; Samuel Levinson to Fanny
Jacobowitz, install, 6 per cent
park row, w. s. 18-1 s Peri st; John Callahan to Leopoid Lyons, due July 25, 1901,
6 per cent
prior mige, 818,000, 8 yrs, 6 per cent
Suffolk at, w. s. 200 s Grand st; Morris Green
to Jacob Shire, prior mige, \$25,000, due
Mar 1, 1901, 6 per cent

EAST SIDE.

(Past of Pitth as, between Fourtsenth and 110th st.)

Madison av, 1483: Charles Goldstein to
Herman Wronkow, prior mige \$16,000.

\$yrs. 44 per cent.

Madison av, 1481; same to same, prior mige
\$16,000, 5 yrs. 44 per cent.

Madison av, 1489: same to same, prior mige
\$16,000, 5 yrs. 44 per cent.

Park av, s w cor 60th st; Bertha Voikening
to Title Guarantee and Trust Co. 3 yrs.

4 per cent.

19th st, 315 E: Rosaile Schawel to Jacob
Schawel, 1 yr. 4 per cent.

20th st, 413-15 E: John Kreeb to Title Guarantee and Trust Co, prior mige, due May
1, 1804, 4 per cent.

70th st, 838 E: Alfred Pulitzer to Jacob Ruppert, demaild, 6 per cent.

70th st, 838 E: Alfred Pulitzer to Jacob Ruppert, demaild, 6 per cent.

300th st, sa. 150 w ist av; Herman Schwarz
to Charles Scholle, 5 yrs, 44 per cent
102d st, 224 E: Nathan Cohen to Abraham
Germansky, prior mige \$13,000, installs,
6 per cent.

WEST SIDE.

6 per cent. 1.30

(West of Fifth ar, between Fourteenth and 110th ats. 5th av. 84-90; Broadway Construction Co. to Henry Corn, 1 yr, 5 per cent. 5100,00 6th av. 32; Annie B Pheips to Union Dime Savinga Institution, due May 1, 1906, 619 per cent. 24th st, n a, 323-10 e 8th av. Mary E McParland, widow and devisee, to Mary E McParland, widow and devisee, to Mary E Corbit, due March 1, 1904, 6 per cent. 5.00

35th st, 254 W; Marrice Sichel to Title Insurance Co. 3 yrs, 45 per cent. 50,000

35th st, s x, 515 w 5th av. George Huck Jr. to Union Dime Savings Institution, due May 1, 1206, 4 per cent. 52, 100 devised and Trust Co. 5 yrs, 4 per cent. 6.25

43d st, 448 W; Julius Stern to Pranklin Savings Bank, 8 yrs, 4 per cent. 7.00

35th st, n s, 219 e 9th av. Annie E Knapp to John J Clancy, prior mige, 1 yr. 7.00

71st st, 33 W; John F Thomson to Title Guarantee and Trust Co. 3 yrs, 5 per cent. 7.00

72d st, s s, 50 w Columbus av. Asa B Havison to Metropolitan Life Insurance Co. due March 1, 1906. 500 development of Metropolitan Life Insurance Co. due March 1, 1906. 500 development of Metropolitan Life Insurance Co. due March 1, 1906. 500 development of Metropolitan Life Insurance Co. due March 1, 1906. 500 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due Metropolitan Life Insurance Co. due March 1, 1906 development of Metropolitan Life Insurance Co. due Metropolitan Life Insurance Co. due Metropolitan Life Insurance Co. due Metropolitan Life I WEST SIDE

22d st. s. s. 50 w Columbus av: Asa R Davison
10 Metropolitan Life Insurance Co, due
March 1, 1966.
106th st. 67 W; Kate A DuFots, widow, to
Title Insurance Co, prior mige, 3 yrs. 4½
per cent
106th st, 65 W; Kate A DuFots, widow, to
Title Insurance Co, prior mige, 3 yrs. 4½
per cent
(Manhattan Island, north of 110th st)
Amsterdam av, s e cor 160th st, John Streifler and ano to Joseph J Meaney, 6 mos,
6 per cent
114th st, 3 W; Charles Jacobson to Charles
Lowenfeld, prior mige, due Sept 1, 1994,
6 per cent
114th st, s s, 67.6 w 4th av; Hernard Wein
stein and ano to Mary A Sonntag, prior
mige, 5 yrs. 4½
per cent
124th st, 128 W; Jeremiah Flanagan to
Faryers Loan and Trust Co, 3 yrs. 4½
per cent
16ist st, n s, 400,5 w Amsterdam av, Joshua
T Butler to Westchester Trust Company,
and ano, due Feb. 1, 1908.

(Rorough of The Brong.)

(Borough of The Brons.) Sth av. n s. part lot 608, map Wakefeld:
Mary E Glilings to Dollar Savings Bank,
1 yr.
Bainbridge av. w s 175 s 20ist at: Max Just to
Anthony Smyth, installs, 6 per cent
Buchanan pl. s s, 100 w Grand av: Luella B
Biair to A Walker Oils, trusice, 3 yts.
Buchanan pl. s s, 125 w Grand av; same to same, 3 yrs...

Buchanan pl. s s. 150 w Grand av; same to same, 3 yrs. 5 per cent

Buchanan pl. s s. 175 w Grand av; same to same, 3 yrs.

Buchanan pl. s s. 200 w Grand av; same to same, 3 yrs.

same, 3yrs.

Cilinton av. w s. 95 s 183d st. Charles Lembach to Jennie Haliday, 1 yr.

Fordham av. w s. 163.2 n e 176th st. James F. Moore to Bertha Brown, due March 1, 1900.

Same property, same to Henry P. Ansorge, prior mige, \$6,000, due March 1, 1900. 6 per cent.

Hewitt pl. e s. 100 n Leggett av. James Kelly to Emma B Levin, 3 yrs. gold to Emma B Levin, 3 yrs. gold 18th st. n s. being part lots 55 and 57, map Samuel Boyd, sames Ebbets to Robinson & Robinson, due July 1, 1903, 6 per cent.

18th st. n s. being part lots 55 and 57, map Samuel Boyd, where Ebbets to Robinson & Hobinson, due July 1, 1903, 6 per cent.

18th st. n s. being part lots 55 and 57, map Samuel Boyd. Whe Ebbets to Robinson & Hobinson, due July 1, 1903, 6 per cent.

18th st. n s. 27 w Jefferson av. W olf Burland to Jacob Scawartz, 2 yrs.

Lot 198, amended map Camana estate; James B Powers to Fremont Building & Loan Association, lustalis, 6 per cent.

Mechanics' Liens. 118th st. 411 W: Henry R Worthington vs John Acker.
Delancey St. 20. Joseph Cohen & Bro va Henry F Quast.
Same property: Harris Cohen vs same

Satisfied Mechanics' Liens.

Foreclosure Suits. West End av. e. s. 20.11 n 102d at. 60x92; Germania
Lifeinsurance Co vs James Livingston, et al., turee
actions attys. Dulon & d.
Maddeon av. 208-5. Euphemia D Russell and ano.
exects dec vs Frederick Rooms et al., two actions:

Modern one-family houses, a rooms, every mod-Madison av. 2033-5. Engletche Address et al., two actions: atty. E H Westerheid.

Ford st. n. s. 175 w Webster av. 50x100: Edward J O'Gorman vs Thomas F Costelio, et al., two actions: attys. R & E J O'Gorman.

Belmont av. e s. 60.5x176x10x108.5, lot 4 on map of village of East Tremont &c. Belmont av. e s. 185.6 n. John st. 36.1x10x.5x1rreg; Belmont av. e s. 70.3x139.5x10x151.8, lot 6 on map of Village of East Tremont &c. Brons; Marlanne O'Gormas vs. same. two actions: attys. same.

Park av. n. e cor 121st st. 20.11x75; Anna C Larney vs. Emit Bach, et al.; attys. Howland, M & P. 10th av. e. 75 n. 20th st. 24.5x100; Thomas Lynch vs. Hubert F Fos and ano; atty. H. C Hunter. Hamilton st., 11; East River Savings Institution vs. Arthur M Felson, et al.; atty, H. F. Greene.

Plans Filed for New Buildings.
BOROUGH OF MANHATTAN.
BAYARD 81, 58; SIX STOTY STEMEMENT; Edward
Ludiam estate, 181 Amily St. Brooklyn,
owner; William A Boring, 32 Broadway,
architect cost.
68th St, 8 & 225 W Avenue A; Six story and
basement stable; Fhilip Goerilys, 242 E
51st st, owner and architect; cost.
24 av, 2184-90; Wo-story and basement
stores; J M klutey, 32 Beel-man st, owner;
W if C Hornem, 288 Lenot av, architect;
cost.
41st St, 542 E; improvement to dwelling and
store; Jacob F, Oberlie, 780 2d av, owner;
C F Winkleman, 1153 Broadway, architect;
cost.

cost

Sth st and Madison av, n e cor. two story
library: J Pierpont Morgan, 219 Madison
av, owner; McKim, Meade & White, 169
5th av, architect.cost
BOROUGH OF THE BRONX. park av. e s. 162 s 183d st. four two story dwellings: william Lodgson. 178th at and Grand Boulevard and Concourse, owner: J Vrectand, 1868 Webster av. architect: cost.
Willow av and 135th st. n. e cor: six story warehouse; Good Manufacturing Co. 132d st and Bonx av. owner: Chapell & Bosworth. 288 Broadway, architects; cost.

cost Forest av. w s. 148 n Home st. two two story and basement dwellings: Herman Wauer, 1383 Bristow st. owner; W C Dickerson, 3d av and 148th st. architect: cost Plans Flied for Alterations.

Plans Flied for Alterations.

MANEATTAN AND THE BEONE.

(Hems under \$1,000 omuted.)

Attorney St. 84; improvement to fire house to conform to regraded street; City of New York, owner; Alexander Stevens.

157 E 67th st. architect. cost.

25th St. 8 s. 180 w 2d av: improvement to school; City of New York, owner; C B J Snyder, 500 Park av, architect; cost.

23d st. n s. 135 e 3d st and 51st st and 1st av, n w cor; improvement to two schools; same owner and architect; cost.

Maid st. n s. 157 e Grant st, Westchester; improvement to dwelling and store; George Joseph, premises, owner; Hernhard Ebelling, West Farms rd and Bronzhard Eveling, West Farms rd and Bronzhard av, architect; cost.

3d av, w s. 23 s St. Paul's pt; improvement to dwelling and store; Thomas 1) Maicolin, 157th st and kiver av, owner; Bronx Architectural Co. 2307 2d av, architect; cost.

CITY REAL ESTATE.

SPECIAL. 33 WEST 75TH STREET, 4 STORY— 3-STORY EXTENSION. SEWING ROOM, HANDSOMELY DECORATED. PRICE, \$55.000.

FRED'K ZITTEL. 266 Columbus Ave. (near 72d St.), N. T.

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Long time. Low rates. Lowest charges.

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mauagement of property between
14th and 42d streets. MURRAY HILL PLOT, Park and ILexington Avs. 28A front: \$78,000. BUEK & CRAWFORD, 503 5TH AV.

(From New York Herald, February 25, 1908.) "CHURCH LOSES HOME. HEIRS CLAIM LAND

Congregation Must Now Move and May Not Even Retain Its Edifice. [St. Edmund's Episcopal Church, in the

Bronx, has lost its property through a defective land title. This title it has held to for some years, endeavoring meanwhile to perfect it, but its trustees have decided to give up the struggle. Present prospects are that the congregation will have to walk out penniless.

Forty years ago Lewis G. Morris sold to two brothers, the Messrs. Sullivau, four lots at Morris Avenue and 177th Street. The deed was recorded at White Piains, but the brothers never called for it. Taxes were brothers never called for it. Taxes were unpaid, and some years afterward Mr. Morris re-purchased the lots at a tax sale. He then sold the property on a tax lease for 959 years to St. James' vestry, Fordham, which took title for St. Edmund's, the latter not being incorporated.

Some months ago efforts were made to find the heirs of the Sullivan brothers, and agitation of the subject brought to light sixteen who entered complaints and brought suits.]

If this company had insured the title

FIRST-It would have conducted, at its own expense, the costly litigation involve !. SECOND-It would, if defeated,

have made good the loss of the

property to the insured. TITLE GUARANTEE AND TRUST COMPANY

146 Broadway, New York. 175 Remsen Street, Brooklyn. Manuf'rs Branch, 198 Montague St., B'klyn.

CAPITAL AND \$8.000.000

A Romatae Brown. ESTABLISHED IN 1856. I. ROMAINE BROWN & CO., Brokers, Agents, Appraisers.
No. 53 WEST 33D STREET,
NORTHEAST CORNER BROADWAY
Telephone, No. 381-38th.
Washington Beights Property a Specialty.

Auctioneers. Geo. R. Read & Co. REAL ESTATE. Branch: I Madison Ave. 23d St. Brokers.

FROM BATTERY TO 14TH ST., INCLU-SIVE. DESTRABLE HOUSES -- th st. to 12th st., in FOLSOM BROTHERS, 535 BROADAY.

ABOVE 14TH ST., STH AVE. TO EAST 721) ST., 362 EAST Apartments, two, three and provements, M.50 to \$14.75.
FOLSOM BROTHERS, 835 BROADWAY.

WASHINGTON HEIGHTS, ABOVE 128TH ST., WEST OF BIH AVE. \$250 CASH: \$450 mortrage; lots hear Broadway and Rapid Transit station Address OWNER, 1364 Broadway.

1F YOU are looking for a home in The Bronx examine the Johnson houses; houses for one, two and three families of brick and stone; take 3d av. "L" to 149th st. transfer to Westchester av. trolley, ride to 156th st. and walk east to the Johnson houses. Write for descriptive booklet. GEO. F. JOHNSON & SONS, owners and builders. P. O. address Fast 156th st. Bronx Borough, N. Y.

Modern one-family houses, a rooms: every modern improvement: just finished East 12ta xt., Yale Park: 30 minutes Fark Rox., Brighton Beach line, 8-cent fare: get off kings Highway; mished in irratclass manner and handsome appearance in highly restricted location: 34,000; \$250 cash, \$30 monthly pays principal and interest. Builder on premises daily and Sunday. Call or address WM. RICHARDSON, East 12th st., Yale Park. FOR SALE -THE BEST 3-STORY HOUSES EVER built in Brooklyn: circular and octagon fronts; white and brown stone; all over 20 feet in widtu; hardwood throughout; steam heat, electric lights, gas, diningroom extension and everything up to date; two on First st. Nos. 547-551, being 300 feet from the Park, three on Carroll st., 150 feet from Eighth av., and all for sale cheap to prompt buyers. Apply on premises or 69 Seventh avenue.

Builder and Owner.

23,900.
PUTNAM AVE... NEAR MARCY.
Investigation will prove this price low.
3-story and basement brick: 20 feet front: most of plumbing new: range new; decorated in good taste, arranged so third floor could be rented; Boys and Girls' High Schools near: no trouble to show; mortgage \$1,000 at 5 per cent.
FRED M. SMITH.
150 Montague St. Telephone 7040 Main.

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BETWEEN 12TH AND 13TH MIS.
Trooms and tiled bath: gas and electric instures;
telepione in each apartment: in new and up to
date limestone buildings; just completed in accordance with new building law; positively the
handsomest apartment bouses in Broomlyn; renta
bit upward. Superintendent on premises open
EVENINGS UNTIL 9 O'CLOCK. SHITH ST.
AND VANDERBILT AV, cars pass the door. JUST COMPLETED IN GARDEN SPOT of Brooklyn, 3 story and basement limestone houses, 3 story extension; Nos. 1,248, 50-52 Bergen at., near Brooklyn av.; complete in detail of advanced modern building; tiled bathrooms; parquet floor, etc.; cannot be duplicated anywhere or the price. Inquire on premises of owner and builder. THOS. H. FRASER. Open daily. TO LET-ELEGANT SINGLE FLAT 24172:
257 FLATRUSH AV.; 7 LARGE WELL VENTILATED rooms and bath: private hall and dombwaiter; all improvements. Including steam heat;
rent very reasonable. Inquire H. S. STEWART,
201 Flatbush av., or F. W. YATES, owner, and see
plans. 32 Nassau st., New York city.

TO LET EXCEPTIONALLY FINE STORE
24172, 259 FLATRI'SH AV., FACING ST.
MARKS SOUARE; high ceilings; steam heated;
rent 801. Inquire H. S. STEWART, 201 Flatbush
av., Brooklyn; or F. W. YATES, owner, and see
plans, 32 Nassau st., New York city. HERE IS A BARGAIN: WORTH \$3.500, for \$2.500, casy terms: 7 story and basement brick, \$35. Marion st. 8 rooms and bath; all improvements: owner leaving city and must be soid this month; don't miss it.

VAN PVI.T. 16 COURT ST.

JUST COMPLETED Elegant row to swell-front, stone, stoop, brick 2 family houses: 12 rooms, 2 tiled baths, mantel mirrors, buffets, hat racks, medicine chests; near all cars; must be seen to be appreciated. GEORGE GUTTING, builder, premises, 1250-1200 Hancock st., Brooklyn. TWO-FAMILY

TWO-FAMILY

ENGLISH BASEMENT, bay window, brownstone
front: 1st and 2d floor contains 11 rooms, 2 bathrooms; 3d floor, 6 rooms, bath, dining room, handsomely panelled in took, 17 feet wide; the most complete 2 family house in Greater New York; price
low; terms to suit. OTTO SINGER, Builder,
566 Decatur st., Brooklyn.

HAMILTON'S ELEGANT BLOCK OF TWO-STORY and basement two-family houses, all modern improvements; half block from school and Redemptorist Fathers' Church: 30 minutes City Hall by 5th av. L. price. 56,000; 8500 CASH. 59th st., between 4th and 5th avs., Brooklyn.

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FLATS ON PARK SLOPE, FROM ALS 533, 5 TO 7 ROOMS AND HATH. JOHN B. MACGILLIVRAY. 511 SEVENTH AVENUE BROOKLYN. BEFORE PURCHASING A HOME or lots, look at beautiful Borough Park and compare it with other suburba; easy terms; 26 minutes from Manhattan. Offices: 49th st. and 12th av., Brooklyn, 277 Broadway, Manhattan.

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ELEGANT CENTRE HAIA. HOUSE
and grounds, will be sacrificed to a quick burger;
built to sell for \$10.500, make offer; fine neighbor,
bood; near elevated and trolleys; street has all
improvements; substantial new house; 11 rooms
and two baths; hard wood cabinet trim, parquet
floors. Key with C. S. ONBORN, 1987 Flatbush Ave. BEFORE BUYING or making loan on real estate have it appraised by expert appraiser, 20 years experience. Brooklyn and Bronx a specialty: nominal fee. JOHNE DUUGHTY, 150 Broad way, Manhattan PIANOS AND ORGANS.

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"STANDARD OF HIGHEST MERIT"

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122D ST., 243 WEST, between 7th and 8th avs.
Desirable four story high stoop dwelling; excellent street; very convenient location; rent only \$1.000 MODERN three-story, box stoop residence; 307 [est 120th st.; rent, \$300]. FOLSOM BROTHERS, 835 BROADWAY. SELECT APARTMENTS.

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SYDNEY FISHER, 58 LEXINGTON AV. PRIVATE STABLE 248 East 35th to let: rent \$1,560 per annum. Mrs. CLAUSEN, 210 East 35th st STORES, lotts, buildings, offices, exceptionally fine list; this and other desirable localities. FOLSOM BROTHERS, 535 BROADWAY.

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FOR SALE -28 acres, good building, few minutes walk of village, 3 acres in wood, with horse, cow, pourtry and implements, etc.; price, \$1,259, \$650 cash.

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16TH ST., 134 WEST-Large front parlor; gentle-man or transient; also other rooms; light house-keeping.

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NON-COMPETITIVE EXAMINATIONS will be held at the Main Office of the Department of Street Cleaning, Nos. 13-21 Park Row, Borouga of Manhattan (14th floor), at 2 P. M. each Wednesday, until and including the 25th day of March 1903, for appointment of day, until and including the 25th day of Marien 1903, for appointment of Masters.

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WANTED TWO FIRST-CLASS REAL ESTATE SALESMEN on houses and lots; only first-class men of good appearance, with references, need apply. 277 Broadway, Room 1106.

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AM 38 years of age and having disposed of my business, desire position with high-class concern, where ability, experience and tact would be of va-lue; want good opening; present salary no object; highest references. A. B., box 162 Sun office. SITUATION wanted by reliable colored man as measurer or porter in office or store; have first-cless references from well-known New York gentle-men. Please address JAMES TRAVERS, box 179 Sun office, or 57 3d st., Williamsbridge, New York.

POST OFFICE NOTICE.

(Should be read DAILY by all interested, a (Should be read DAILY by all interested, as changes may occur at any time.)

Foreign mails for the week ending Feb. 28, 1948, will close (PROMPILY in all cases) at the General Post Office as follows: PARCELS POST MAILS close one hour earlier than closing time shown below. Parcels post mails for Germany close at 5 P. M. Monday, per steamship Kronprinz Wm. and Wednesday, per steamship Main.

Regular and Supplementary mails close at For-cign Station half hour later than closing time shows below texcept that Supplementary Mails for Eu-rope and Central America, via Colon, close one hour later at Foreign Station).

TRANSATLANTIC MAILS.

SATURDAY.—At 2:30 A. M. for EUROPE, per steamship Etruria, via Queenatown; at § A. M. for BELGUW direct, per steamship Kroonland (mail must be directed "per steamship Kroonland"; at 9:30 A. M. for SCOTLAND direct, per ateamship Furnessia (mail must be directed "per steamship Furnessia"; at 11 A. M. for DENMARK direct, per steamship Hekia (mail must be directed "per steamship Hekia").

"PRINTED MATTER. ETC.—This steams takes
Printed Matter. Commercial Papers and Samples for Germany only. The same clear of
mall matter for other years of Europe wit not
be sent by this ship unless specially directed
by her.

After the closing of the Supplementary Transatiantic Mails named above, additional Supplementary Mails are opened on the piers of the
American, English, French and German steamers, and remain open until within Ten Minutes
of the hour of sailing of steamer.

MALS FOR SOUTH AND SOUTH A

of the hour of sailing of steamer.

MAILS FOR SOUTH AND CENTRAL AMERICA.

WENT INDIES, ETC.

SATURDAY.—At S. A. M. for BERMUDA.
per steamship Drinidad; at 0 A. M. for PORTO
RICO, per steamship Ponce; at 9 A. M. (supplementary 9:30 A. M.) for CURACAO and
VENEZUELA, per steamship Navigator (mail
for Navanilla and Cartarena must be directed
"per steamship Navigator"; at 9:30 A. M.
(supplementary 10:30 A. M.) for FORTUNE
INLAND, JAMAICA, SAVANILLA, CARTAGENA and GREYTOWN, per steamship Valencia (mail for Costa Rica must be directed "per
steamship Valencia"; at 10 A. M. for CURA,
per steamship Mexico, via Havana; at 10 A. M.
for GRENADA and TRINIDAD, per steamship
Grenada.

Grenada.

MAILS FORWARDED OVERLAND, ETC., EXCEPT TRANSPACIFIC.

CUBA.—By rail to Port Tampa, Fla., and thence
by steamer, close at this office daily, except
Thursday, at \$5.30 A. M. (the connecting mails
close here on Mondays, Wednesdays and Satur-

close here on Mondays, Wednesdays and Saturdays.

MEXICO CITY.—Overland, unless specially addressed for despatch by steamer, close at this office daily, except Sunday, at 1:30 P. M. and 11:30 P. M. Sundays at 1:00 P. M. and 11:30 P. M. Sundays at 1:00 P. M. and 11:30 P. M. Connecting mails close here every and thence by steamer, close at this office at 6:30 P. M. (connecting mails close here every Monday, Wednesday and Saturday.

JAMAICA.—By rail to Hoston, and thence by steamer, close at this office at 6:30 P. M. every Tuesday. By rail to Philadelphia, and thence by steamer, close at this office at 11:30 P. M. every Wednesday.

MIQITELON.—By rail to Boston, and thence by steamer, close at this office at 11:30 P. M. every wednesday.

steamer, close at this office daily at 6:30 P. M.
BELIZE, P. P. P. CONTEZ, and letter mail for
Off ATEMALA.—By rail to New Orieans, and
thence by steamer, close at this office daily,
except Sunday, at \$1:30 P. M. and \$11:30 P. M.,
Sundays at \$1:30 P. M. and \$11:30 P. M. (connecting mail closes here Mondays at \$1:30
P. M.).
COSTA RICA.—By rail to New Orieans, and thence
by steamer, closes at this office daily, except
Sunday, at \$1:30 P. M. and \$11:30 P. M. (connecting mail closes here Tuesdeys at \$1:30 P. M. Sundays at \$1:00 P. M. and \$11:30 P. M. (conmail closes here Tuesdeys at \$1:30 P. M.)
BAHAMAS (except perceis post mails)—By rail to
Miami, Florida, and thence by steamer, close at
this office at \$5:30 A. M. every Monday, Wednesday and Saturday.

day and Saturday.

REGISTERED MAIL closes at 6:00 P. M. previous day.

TRANSPACIPIC MAILS.

CHINA and JAPAN, via Tacoma, close here daily at 6:30 P. M. up to F.b. 27th, inclusive, for d spatch per siseamship Tacoma.

AUSTRALIA (except West Australia, which go via San Francisco and FIJ1 ISLANDS, via Vancouver and Victoria, B. C., close here daily at 6:30 P. M. up to March 54th, inclusive, for despatch per siseamship Aorangi.

CHINA and JAPAN, via Neattle, close here daily at 6:30 P. M. up to March 54th, inclusive, for despatch per siseamship Kaga Marc.

HAWAII. CHINA, JAPAN and FHILIPPINB ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to March 56th, inclusive, for despatch per siseamship Siberia.

AUSTRALIA (except West Australia, which are forwarded via Europe), NEW ZEALAND, FIJ1. SAMOA and HAWAII, via San Francisco, close here daily at 6:30 P. M. after Feb. 57th and up to March 57th, inclusive, for despatch per siseamship Sonoma. (If the curand steamer carrying the British mail for New Zealand does not arrive in time to connect with this despatch, eatra mails—closing at 5:30 A. M. 9:30 A. M. and 6:30 P. M.; sundays at 4:30 A. M., 9:30 A. M. and 6:30 P. M.; sundays at 4:30 A. M., 9:30 A. M. and 6:30 P. M.; sundays at 4:30 A. M., 9:30 A. M. and 6:30 P. M. up to March 51th, inclusive, for despatch per siseamship Empress of India. Merchandic for U. S. Postai Agency at Shanghal cannot be forwarded via Canada.

TAHITI and MARQUESAS ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to March 613th, inclusive, for despatch per steamship Empress of India. Merchandic for U. S. Postai Agency at Shanghal cannot be forwarded via Canada.

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Beautiful, dainty Baby Grands of highest merit.
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SMALL FIANOS FOR SMALL ROOMS. A delaty gem, with full rich tone; complete as-sortment of Grands and Uprights; easy payments; rents applied on purchase. Catalogue free. Mathushek&Son, B'way, cor. 47th St. RELIABLE CONNOR PIANOS for sale and rent on easy terms; exchanging; repairing cata-logues mailed free. 4 East 424 at

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